



Town of Harpswell

Planning Office

P.O. Box 39

Harpswell, ME 04079

PLANNING BOARD AGENDA

October 18, 2023 - 6:30 PM

TOWN OFFICE, 263 MOUNTAIN ROAD, HARPSWELL

---The Public is Welcome to Attend---

The October 2023 Harpswell Planning Board meeting will be held IN PERSON.

I. Open Meeting:

- a. Call to Order, Pledge of Allegiance, and Review Agenda
- b. Declaration of a Quorum
- c. Introduction of Board Members and Staff

II. Old Business: None

III. New Business:

23-10-01 – Maryanne & Brian Van Aken (Owners), **Jeff Smith** (Applicant), Map 17 Lot 197, 16 Bibber Way – Jurisdictional Review – Consideration of the Board's exercising jurisdiction for the review of an application to reconstruct a nonconforming structure.

23-10-02 – Scott & Rehana Becker (Owners), **Sitelines c/o Kevin Clark** (Representative), Map 46 Lot 122-1, 14 Trufant Drive – Subdivision Amendment – Consideration of an application to separate a previously combined lot within the Quahog Farm subdivision.

23-10-03 – Estes Properties LLC (Owner), **David Goldman** (Representative), Map 18 Lot 108, 1906 Harpswell Neck Road – Consideration of an application for a change of use of a nonconforming structure from a commercial to residential use and a proposal to remove a portion of the nonconforming structure.

IV. Other Business:

- a. Consideration of the minutes from the August 23 and September 20, 2023 meetings.
- b. Preliminary discussion regarding potential ordinance amendments:
 - Shoreland Zoning Ordinance to reflect a change in Maine State Law regarding maximum structure height in flood hazard areas
 - Site Plan Review Ordinance to allow the CEO to retain outside assistance for the inspection of approved projects during construction, at the cost of the applicant.

V. Planner's Update

VI. Adjournment

The Board reserves the right not to hear an item after 9:30 p.m.